

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 07/24/2018

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, July 24, 2018)

Generated by Norinne McSweeney

Members present

Chairman - Jonas Hoffman, Seth Bader, Michael Murphy, Peter Lewis

Members Absent:

Abe Muller, Robert O'Neill, Joseph Davis

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

Procedural: 1.03 Point out All Fire Exits

2. Public Hearings

Action, Discussion: 2.01 **Robert & Yolanda Nelson** - Hilltop Rd (Z028-2018) SBL # 24-1-56.2

Robert & Yolanda Nelson present

since last time advised to speak with John Scherne regarding access to the property. Had a meeting with John and discussed access to their property going through Spinnaker Court. John advised that the Town would add more gravel and continue to maintain the road in this section until the road is completed. Called John Scherne Highway Superintendent/Fire Chief for clarification on letter and he answered Boards questions.

Board closed public hearing.

Review of the 5 factors.

Motion to Grant variance

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby closes the public hearing for Robert & Yolanda Nelson at: 7:57 pm

Motion by Chairman - Jonas Hoffman, second by Michael Murphy.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Seth Bader, Michael Murphy, Peter Lewis

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby grants the 280-A variance with the condition the Town of Monroe continues to maintain the area between Hilltop and Spinnaker Court for Yolanda & Robert Nelson at 8:00 pm

Motion by Chairman - Jonas Hoffman, second by Seth Bader.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Seth Bader, Michael Murphy, Peter Lewis

Action, Discussion: 2.02 **Rudis Romero** - Overlook Rd - (Z029-2018) SBL # 27-1-7

David Niemotko representing the applicant reviewed the application that the applicant purchased the house in 2016 with a valid C/O for a single family residence, but in order to obtain approval for an accessory apartment the variances must be sought by the ZBA.

Opened public hearing

heard from members of the community that are against this project stating issues with parking, house to big as it is, doesn't fit the community

closed the public hearing

reviewed the 5 factors

Motion to deny variance BE IT RESOLVED, that the Zoning Board of the Town of Monroe hereby opens the public hearing on Romero project.

Motion by Chairman - Jonas Hoffman, second by Michael Murphy.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Seth Bader, Michael Murphy, Peter Lewis

BE IT RESOLVED, that the Zoning Board of the Town of Monroe hereby closes the public hearing on the Romero project.

Motion by Chairman - Jonas Hoffman, second by Peter Lewis.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Seth Bader, Michael Murphy, Peter Lewis

BE IT RESOLVED, that the Zoning Board of the Town of Monroe hereby denies said variances to the Rudis Romero project on this day July 24, 2018.

Motion by Seth Bader, second by Peter Lewis.

Motion Carries

Yea: Chairman - Jonas Hoffman, Seth Bader, Michael Murphy, Peter Lewis

3. New Business

Discussion: 3.01 **Ventsislav Stavrev** Area Variance - (Z030-2018) - SBL # 34-4-11

David Niemotko representative for applicant reviewed application as seeking variance for a roof put up over patio causing the need for a variance.

No denial letter at this time from Building inspector, only permit which was denied project being held over until next meeting as Board members need to hear what the Building

inspector is rejecting permit for. 4. **Adjournment of Meeting**

Action: 4.01 Adjournment of Meeting

BE IT RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at 9:45 pm.

Motion by Chairman - Jonas Hoffman, second by Seth Bader.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Seth Bader, Michael Murphy, Peter Lewis